

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

**1. Date, Time, and Place of Sale.**

Date: 07/02/2024

Time: Between 11:00 AM – 2:00 PM and beginning not earlier than 11:00 AM and ending not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Navarro County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 3/11/2004 and recorded in the real property records of Navarro County, TX and is recorded under Clerk's File/Instrument Number 002469, Book 1682, Page 873, with Brinda Gray and Walter Gray (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for BSM Financial, L.P. DBA BrokerSource mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Brinda Gray and Walter Gray, securing the payment of the indebtedness in the original amount of \$76,794.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING LOT NO. 6 IN BLOCK NO. 454-L CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 26B, PLAT RECORDS OF NAVARRO COUNTY, TEXAS.

2024-036  
FILED FOR RECORD  
AT 3:15 O'CLOCK P.M.  
APR 15 2024  
SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY [Signature] DEPUTY



6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

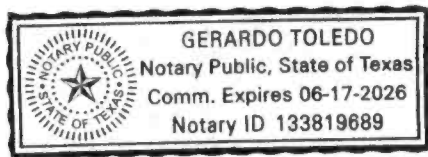
Wells Fargo Bank, N.A.  
3476 Stateview Blvd  
Fort Mill, SC 29715

Sharon Pierre  
**SUBSTITUTE TRUSTEE**  
Robert LaMont, Sheryl LaMont, Harriett Fletcher,  
Allan Johnston, Sharon St. Pierre, Ronnie Hubbard,  
Mollie McCoslin OR AUCTION.COM OR Ramiro  
Cuevas, Aurora Campos, Jonathan Harrison, Patrick  
Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton,  
Conrad Wallace, Tonya Washington, Kristopher  
Holub, Meryl Olsen, Misty McMillan, Tiffiney  
Bruton, David Ray, Ashlee Luna, Lori Garner, Allan  
Johnston, Ronnie Hubbard, Mollie McCoslin OR  
Kirk Schwartz, Candace Sissac c/o Albertelli Law  
6565 N MacArthur Blvd, Suite 470  
Irving, TX 75039

STATE OF TEXAS  
COUNTY OF CHEROKEE

Before me, the undersigned authority, on this day personally appeared Sharon St. Pierre, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of April, 2024.



Gerardo Toledo  
NOTARY PUBLIC in and for  
CHEROKEE COUNTY  
My commission expires: 6-17-2024  
Print Name of Notary:

**CERTIFICATE OF POSTING**

My name is Sharon St. Pierre, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on April 15, 2024 I filed at the office of the Navarro County Clerk and caused to be posted at the Navarro County courthouse this notice of sale.

Sharon Pierre  
Declarants Name: Sharon St. Pierre  
Date: April 15, 2024